

## **Chapter 18.30**

### **PUD PLANNED UNIT DEVELOPMENT DISTRICT**

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(Ord. 1487 N.S., 2000; Ord. 1473 N.S. § 29, 2000)

#### **18.30.010 Purpose of district.**

The purpose of the Planned Unit Development (PUD) district is to facilitate and promote coordination of design, access, use, and other features associated with development of multiple adjacent properties or single properties. The district is also intended to allow diversification in the relationship of various buildings, structures and open spaces in planned building groups, and the allowable height of the buildings and structures, while insuring substantial compliance to the district regulations and other provisions of this chapter. Adequate standards related to the public health, safety and general welfare shall be observed without unduly inhibiting the advantages of large-scale site planning for residential, commercial or industrial purposes. (Ord. 1487 N.S., 2000; Ord. 559 N.S. § A (part), 1981)

**18.30.020 Permitted uses.**

A. All uses may be permitted in a PUD district, provided such uses are shown on the development plan for a particular PUD district as approved by the city council. All uses must meet the performance standards established in Chapter 18.48 of this title. In the case of a city-initiated PUD, subsequent development plans must specify the range of uses to be allowed.

B. In the industrial portions of a PUD zone only, "adult businesses" as defined by Sections 18.04.018.2 et seq. and 18.48.170 and 18.48.180 of the Municipal Code are permitted subject to conformity to all city codes, including receipt and maintenance in good standing of a police permit pursuant to Sections 5.60.010 et seq. of the Municipal Code. (Ord. 1150 N.S. § 3 (A), 1993; Ord. 559 N.S. § A (part), 1981)

**18.30.030 Uses requiring zoning permits.**

A. A zoning permit shall be required for any and all uses in a PUD district to assure the proposed use is in conformance with the development plan and conditions thereof. If, in the opinion of the community development director, the proposed use is not in conformance with the development plan, approval may be allowed only through use permit approval or amendment to the listing of allowable uses in the PUD.

B. When the community development director finds that the proposed project under design review differs substantially from the approved PUD, an amendment to the approved PUD will be required through the public hearing process. (Ord. 1487 N.S., 2000; Ord. 1111 N.S. § 19, 1992; Ord. 721 N.S. § 2, 1985; (Ord. 559 N.S. § A (part), 1981)

**18.30.040 Establishment--Initiation.**

Planned unit development districts may be established upon the application of a property owner or upon the initiative of the city council or the planning commission, in accordance with procedures established in Chapter 18.62 of this title. (Ord. 1487 N.S., 2000; Ord. 559 N.S. § A (part), 1981)

**18.30.050 Development Plan--Contents--Submittal.**

A request for the establishment of a PUD district shall be accompanied by a development plan, unless it is initiated by the city, in which case the development plan shall be submitted by

the first applicant proposing to develop within the PUD subsequent to its establishment by the city. The development plan shall define the general manner in which the PUD will develop and include the following information. The development plan shall encompass and apply to all properties in the PUD.

1. Site plan showing the location of all existing buildings and proposed building envelopes, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscaped areas, reciprocal easements, storm water detention area, and any other purposeful uses on the project. If development is to occur in phased construction, such phases shall be identified;

2. Illustrative building elevations which define the architectural theme or style to be utilized in the PUD. That theme or style shall be implemented by utilization of its predominant features (e.g. Mediterranean style is characterized in part by use of arches, extended eaves and arcades and use of stucco and barrel tile roofing). The illustrative building elevations shall also indicate the level of architectural detailing and quality to be achieved.

3. Conceptual landscape plan which identifies and explains the main landscape concepts which are to be achieved in the PUD. The conceptual landscape plan shall identify the major types of plant material to be used (e.g. The species of street trees and parking lot trees to be used, species of shrubbery to be used to screen parking lots, etc.).

4. Supplemental written material, to include:

a. A statement of planning objectives to be achieved, and a description of the character of the proposed PUD development district,

b. A development scheme, indicating all phasing of construction,

c. A statement of the applicant's intention with regard to the sale or lease, and provisions for maintenance of the common area and features;

d. The range of uses to be allowed in the PUD, providing sufficient detail to ensure that its purpose may be achieved. A prohibition of certain types of uses and/or a limitation on the number, size or location of other types of uses may be included.

(Ord. 1487 N.S., 2000; Ord. 1215 N.S. § 29, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

### **18.30.060 Development Plan--Review and approval.**

A request for establishment of or amendment to a PUD shall follow the same procedures as established for zoning amendments, as defined and described in Chapter 18.62 of this Division. (Ord. 1487 N.S., 2000; Ord. 1415 N.S. § 20, 1998; Ord. 559 N.S. § A (part), 1981)

### **18.30.070      Design Review and Approval**

All buildings proposed for development in a PUD shall be subject to architectural and site review process, as defined in Chapter 18.74 of this Division.

### **18.30.080      Density Limits.**

Where residential development is proposed as part of the planned unit development, the residential portion of the development shall not exceed the density limits established in the General Plan for the area of town in which the project is located. (Ord. 559 N.S. § A (part), 1981)

### **18.30.090      Commercial Development Standards.**

The following standards shall apply to all commercial PUDs:

#### **A. Architecture/Site Planning**

1. The general aesthetic character of all building exteriors shall be consistent with the style or theme established for the PUD.
2. The location of all physical improvements shall be consistent with the Development Plan established for the PUD.
  3. No building within a PUD shall exceed 30 feet in height except as otherwise authorized by the City Council through the PUD approval process.
  4. Rooflines shall vary in height and shall incorporate a maximum of two varying roof types (e.g., hip, gable). No visual flat rooflines shall be allowed.
5. Structures shall incorporate breaks in horizontal planes by stepping or staggering setbacks and recessing windows and entrances, to provide substance and scale.
6. Doors and windows shall be enhanced by use of various sizes and shapes, and highlighted by the use of accent trim (e.g. molding, pop-out or wood trim). The design shall be complementary to the architectural style of the PUD.
7. All exterior wall elevations visible from and/or facing public roadways shall have architectural treatment.
8. Facade architectural treatment shall be applied to all building elevations with the same degree of detail as the building entrance.
9. No franchise architecture shall be permitted.
10. Buildings situated at or near the front setback shall provide public access from the side(s) of the buildings at or near the front setbacks.

11. Building design shall be compatible with the immediate environment and provide harmonious transition between various uses.
  12. No mechanical equipment shall be exposed on the wall surface of any building.
  13. Mechanical and utility equipment shall be located below the roof line or parapet wall and out of public view. Location within the building or at ground level is preferred to roof-mounting. When such equipment cannot be so located, all roof-mounted mechanical equipment or ductwork which projects vertically above the roof or roof parapet shall be screened by an enclosure which is detailed consistently with the building design.
  14. Gutters and downspouts shall be located interior to the wall when facing a roadway frontage. All other gutters and downspouts that cannot be located interior to the wall shall be treated to blend into the facade to which it is attached, unless used as a major design element, in which case the color shall be consistent with the color schemes of the building.
  15. Any outdoor storage of goods, materials or equipment shall be limited to 8 feet in height and screened from view of any roadway or adjacent property. The screening shall be designed as an integral part of the building design and site layout. Chain link fencing with wood inserts is not an acceptable manner of screening.
  16. Trash enclosures shall be constructed of solid masonry material, consistent with the buildings on-site, and shall be a minimum 6 ft. in height, with solid view obstructing gates. Trash enclosures shall be located in inconspicuous locations.
  17. Fences and walls shall be designed to be compatible with the surrounding landscape and architectural style of the PUD.
  18. Buildings shall be placed at the front setback line for at least 35 percent of the street frontage of the PUD, unless infeasible due to the size or configuration of the property.
  19. Provisions for connecting driveways and walkways between adjacent properties within the PUD are to be provided.
  20. Convenient pedestrian access shall be provided to commercial uses from residential areas within or adjacent to the PUD.
- B. Easements
1. Easements for the installation and maintenance of utilities, walkways, roads, shared driveways, parking and drainage facilities shall be recorded as part of any subdivision map or lot line adjustment.
- C. Landscaping
1. The design and location of all landscaping shall be consistent with the Development Plan established for the PUD.
  2. The general characteristics of the plant palette for the PUD shall be a combination of year round color and textural interest. Plants shall be selected on the basis of color combinations,

growth patterns, low maintenance and water conservation characteristics. At time of installation, all trees shall have a minimum height of eight feet and minimum crown diameter of three feet.

3. All street trees and trees planted within the front setback areas shall have a minimum height of ten feet and minimum crown diameter of four feet.
4. A minimum 30-foot wide landscape area (excluding any landscaping in the right of way) shall be provided adjacent to all public streets within the PUD. Encroachment into this area may be permitted where it can be substantiated that provision of the 30-foot area is impracticable or would result in an undue hardship to the development. Encroachment shall only be allowed to the extent necessary and shall not exceed 50 percent of the required landscape width. Where encroachment is allowed, the reduced width shall be mitigated through additional landscape planting or a combination of an earthen berm and screen wall or both.
5. Landscaping shall be placed adjacent to a minimum of 50 percent of the perimeter of all buildings.
6. Landscaping at the entrance of buildings shall include box size and/or accent trees with a minimum height of 10 feet and crown width of four feet to create a focal point to help direct people to the buildings' entrances.
7. Native oaks and field stones shall be incorporated into the landscape plan of the PUD.
8. A minimum of 15 percent of all parking areas shall be landscaped. Required setback and perimeter planting areas shall not be counted in this area, but may include the building perimeter landscaping.
9. Canopy-providing trees shall be planted in the parking lot planter islands to produce shade.
10. Entrances to the PUD shall be well landscaped and serve as a focal points.
11. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
12. All landscape areas provided (with the exception of areas adjacent to public streets) shall have a minimum width of 10 feet. This includes but is not limited to landscaping adjacent to buildings, along side and rear property lines, and finger planters within parking lots.
13. All parking areas shall be screened from view of public streets by use of berming or masonry walls of a minimum three and a half foot effective height, as measured from the top of the nearest street curb.
14. Landscaping shall be used to soften the appearance of fences and walls and building elevations which lack fenestration or other architectural detailing.

D. Lighting

1. The design of the exterior building lighting and parking lot lighting fixtures shall be compatible with the architectural style of the PUD.

2. Parking lot lighting shall be consistent throughout the PUD. The maximum height of the lighting shall be 20 ft. except that lighting standards within 100 ft. of residentially zoned properties shall be limited to a maximum height of 15 ft.
  3. Lighting for pedestrian pathways shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.
  4. All lighting shall be shielded and directed in such a manner so as not to directly cast light on neighboring properties. Adjustments to the lighting intensity may be required after commencement of the use.
- E. Parking and Loading/Circulation
1. Parking shall be screened from public view through the use of berming, hedge row planting, shrubs, trees, fences or walls, or any combination thereof, provided that no more than 35% of the total screening shall consist of fences or walls. At time of installation, shrub plantings shall be minimum 5-gallon size, trees shall have a minimum height of eight feet and minimum crown diameter of four feet, and berming/fences/walls shall be a minimum 3 ft. in height, as measured from the nearest street curb.
  2. In order to facilitate on-site traffic flow and vehicle and pedestrian safety, parking stalls shall not be located directly adjacent to the front of a major use occupying 10,000 sq. ft. or more floor area.
  3. No angled parking or one way drive aisles shall be utilized in any parking lot.
  4. Parking areas shall be designed to include provision for pedestrian walkways for access to building entrances. Walkways that cross traffic lanes shall have special design features such as raised and/or textured pavement, narrowed roadway, or combination thereof. Walkways shall be provided through landscaped areas to protect landscaping from foot traffic damage.
  5. Reciprocal access and shared parking between properties shall be used, whenever possible.
  6. Loading areas and docks shall be screened from view by a solid wall. The wall shall be architecturally treated and screened with landscaping. Loading areas shall not be located adjacent to or visible from public streets.
  7. Truck deliveries shall be limited to 7 a.m. to 7 p.m., Monday through Saturday. Deliveries shall not be allowed on Sunday.
  8. Cross access easements and joint-use drive aisles shall be provided throughout the PUD.
  9. Drive aisles shall allow for complete circulation within the PUD, with sufficient width for emergency vehicles. Dead end drive aisles shall not be allowed.
  10. Shared access easements and driveways shall be used to minimize paved areas and curbcuts.
- F. Signage/Displays
1. PUDs which are, due to their location, eligible for freeway signage shall utilize a single freeway sign consistent with the provisions of the City Sign Ordinance.

2. No exterior retail displays shall be allowed.
  3. A uniform sign program shall be required for all properties and uses within the PUD.
- G. Utilities and Appurtenant Uses/Devices
1. A maximum of one detention pond, or one interlinked detention pond system with one outfall shall be used to serve the PUD. The detention pond shall not be located within any setback area and shall not be visible from any public street.
  2. All backflow devices, fire risers and check valves shall be screened with landscaping.
  3. No utility equipment shall be located within the front setback area unless placed within an underground vault. All transformers shall be located interior to the site, outside of the front setback area, and shall be screened with landscape material.
  4. Uses within the PUD that utilize shopping carts shall provide indoor storage of the carts and shall provide for collection areas throughout the parking lots.
  5. Vending machines, rides, newspaper racks or any coin operated devices shall not be placed on the exterior of any buildings. (Ord. 1487 N.S., 2000)

**18.30.100** Development standards, all uses except commercial.

The following standards shall apply to all PUDs except those located in commercial zoning districts:

A. Setback Requirements. Industrial development is encouraged to make a variety of use of the building setback through the development of open plazas, pedestrian malls, outdoor employee areas and other public spaces and uses, with adequate planting.

B. Lot Coverage. Basic lot coverage will be dictated by the parking requirements, as stated in Chapter 18.50 of this title, but in no case shall building coverage exceed sixty percent.

C. Special Yard Requirements When Adjacent to Existing Residential Districts. Along any boundary line of a residential district, a buffer yard shall be provided which shall be not less than thirty feet in depth, measured from the district boundary line.

D. Landscaping. A minimum of five percent of the parcel shall be landscaped. Landscaping buffers shall be installed around the periphery of the parcel when adjacent to or visually related to any commercial, professional or residential use. These buffer areas shall be no less than thirty feet wide. Detailed landscaping plans, together with a statement of proposed maintenance, shall be submitted for approval to the planning commission prior to the issuance of a zoning permit. Encroachment into the perimeter landscape buffer area may be permitted for access to a side or rear loading area or to access a service entry to a building. Any encroachment shall not exceed 50 percent of the required landscape width and shall be screened from view through additional landscape planting or a combination of an earth berm and screen wall or both. In no case



where an encroachment is allowed, shall the perimeter landscape buffer be less than 15 feet in width. (Ord. 1487 N.S., 2000; Ord. 1473 N.S. § 30, 2000; Ord. 1415 N.S. § 21, 1998; Ord. 559 N.S. § A (part), 1981)

#### **18.30.110      Exception to Development Standards.**

An exception to the minimum development standards established in Section 18.30.090 may be approved by the City Council upon recommendation of the Planning Commission as part of the establishment of or amendment to a PUD. An exception may be approved only if the City Council makes the following affirmative findings:

- A. Approval of the exception is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
- B. The exception will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and
- C. The effect of the reduction or elimination of the development standard will be substantially mitigated by the provision of other design features or enhancements to the project; and
- D. Approval of the exception will not be outweighed by the adverse effects to the public health safety and welfare of persons working or residing in the area. (Ord. 1487 N.S., 2000)